

GATEWAY 49 TRADE PARK

KERFOOT STREET, WARRINGTON, WA2 8NT

TO LET NEW BUILD TRADE COUNTER/
WAREHOUSE UNIT

4,876 SQ FT (453 SQ M)

- PROMINENT LOCATION AT FRONT OF SITE
- SUCCESSFUL FULLY OCCUPIED TRADE PARK
- LARGE YARD/PARKING
- GLAZED RECEPTION/OFFICE AREA
- 5M ROLLER SHUTTER DOOR
- EAVES 6.5M TO HAUNCH





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LOCATION

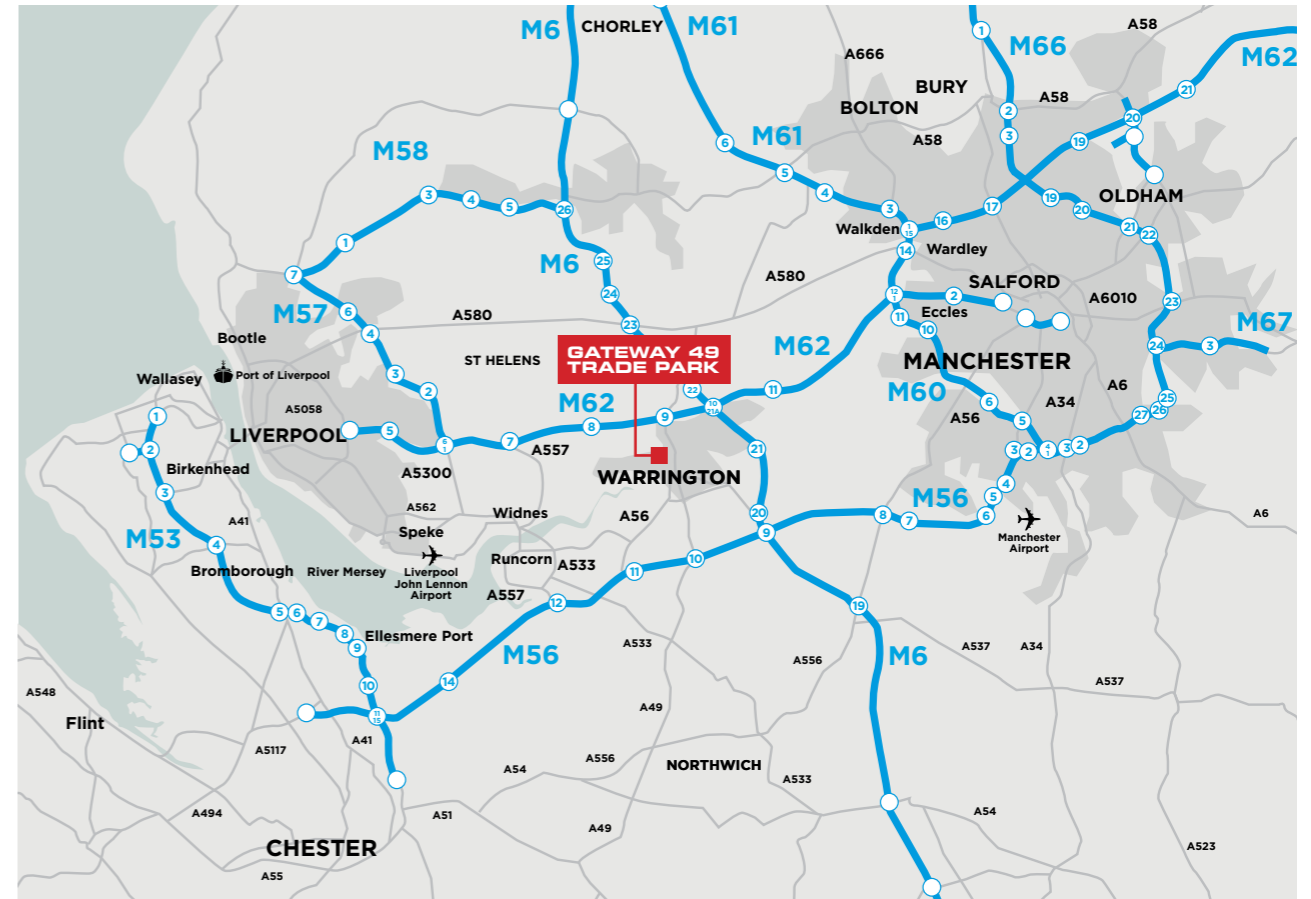
Warrington sits at the heart of the North West of England & benefits from excellent road, rail and air communications. The town is located 20 miles west of Manchester, 16 miles east of Liverpool and 22 miles north east of Chester.

It has excellent transport links, sitting at the intersection of the M62/M6 and M56/M6 motorways, which are the main arterial roads to and throughout the North West region.



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SITUATION

Located off A49 Winwick Road, which is the major arterial dual-carriageway linking Warrington town centre with the M62 motorway at Junction 9. The site sits 1 mile north of Warrington town centre, approximately 2 miles to the M62 J9 and 3 miles to the M6 J21.

The A49 Winwick Road, is an established out of town retail area and sees circa 41,000 cars per day. This has attracted a number of out of town retailers, which is now populated by retail parks and standalone retail warehouses.

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ACCOMMODATION

The property comprises a brand new build unit of 4,876 sq ft (453 sq m).

The specification briefly includes;

- **Prominent location at front of site**
- **Successful fully occupied Trade Park**
- **Large yard/parking**
- **Glazed reception/office area**
- **5m roller shutter door**
- **Eaves 6.5m to haunch**



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GATEWAY 49, A THRIVING TRADE PARK



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LEGAL COSTS

Each party is responsible for their own legal costs.

TERMS

Unit only available To Let on terms to be agreed.

EPC

An EPC for the unit will be available upon official completion of the build.

VAT

Chargeable where applicable at the prevailing rate.

ENERGY ASSESSMENTS

An EPC will be available upon official completion of the build.

CONTACT

For further information, please contact:

ANTHONY MELLOR
anthony@b8re.com



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ON BEHALF OF

network 
space 
Better places for business

Operating across the Northern Powerhouse region, Network Space is a commercial property developer, investor and manager specialising in the industrial warehouse sector. It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper. The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.

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